



BOARD OF ADJUSTMENT HEARING

Development & Business Services Center
1901 S. Alamo Street
BOARD ROOM

Monday, July 7, 2003 at 1:00 P. M.

REVISED

MEMBERS

VACANT – District 1
Oscar R. Williams – District 2
Jesse Jenkins – District 3
Joseph Tinti – District 4
Jesse Zuniga – District 6

Yolanda Arellano – District 7
Abe Ramirez – District 8
D. Mike Villyard – District 9
Michael Gallagher – District 10
Dale Riser - Mayor

Laura Lizcano – District 5, Chairperson

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-03- 056PP Rodolfo Perez, 8814 Troy

CASE NO. A-03-059 Olga San Miguel, 202 Wickes

CASE NO. A-03-060 Pax Christi Chapel, 3311 Pine St.

CASE NO. A-03-061 Sharon Daly, 510 & 512 E. Carson St.

CASE NO. A-03-062 Annette M. Walter, 5510 Elkhunter Trail

V. Staff recommendation and approval for a Master Sign Plan for Eckerd/Cowboy Cleaners located at 19219 Huebner Rd.

VI. Consider approving the Minutes of June 16, 2003.

VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/bldginsp/BOA.htm

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S. Alamo. Accessible parking spaces are located at the front entrance off of Alamo Street. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

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July 7, 2003

CASE NO. A-03-056PP

Rodolfo Perez

Lot 28, New City Block 11153

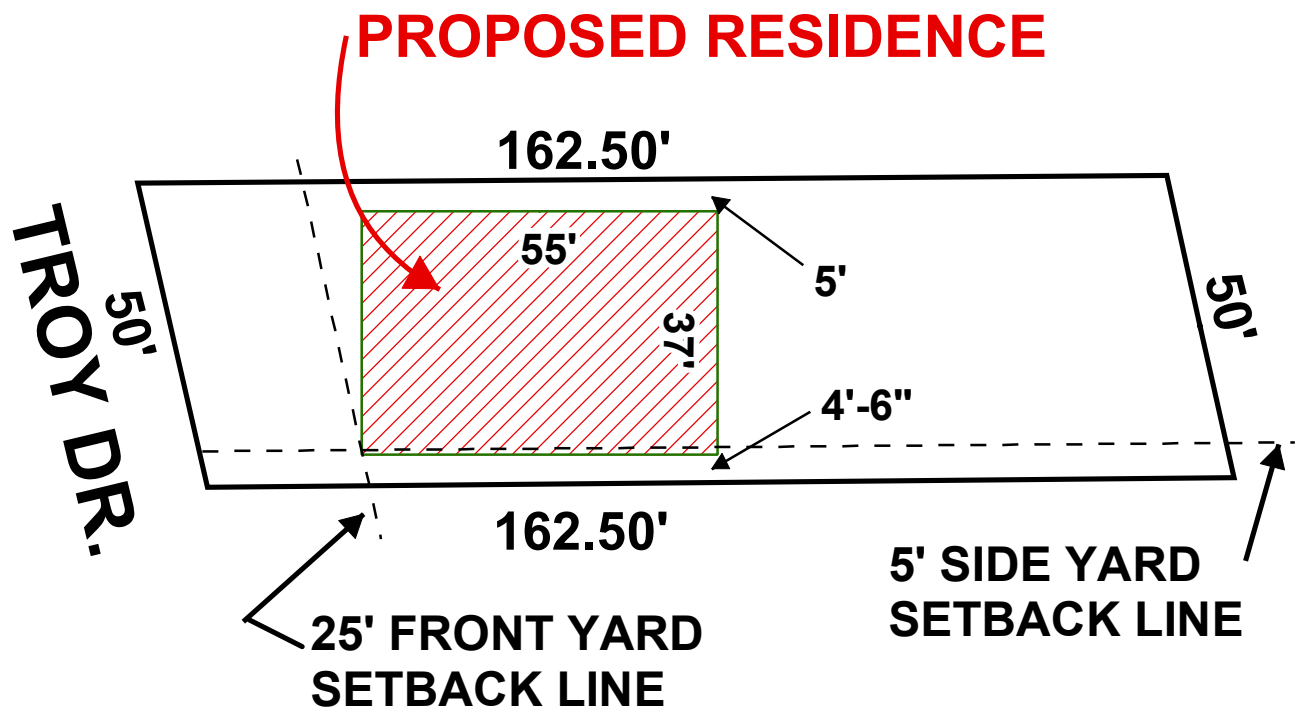
8814 Troy St.

Zoned: "R-4" Residential Single Family District

The applicant requests a variance to build a structure within the side yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a 5' side yard setback.

The applicant's proposal is to build a residence with a 4'6" side yard setback.



NOT TO SCALE

A-03-056

PLOT PLAN

BOARD OF ADJUSTMENT

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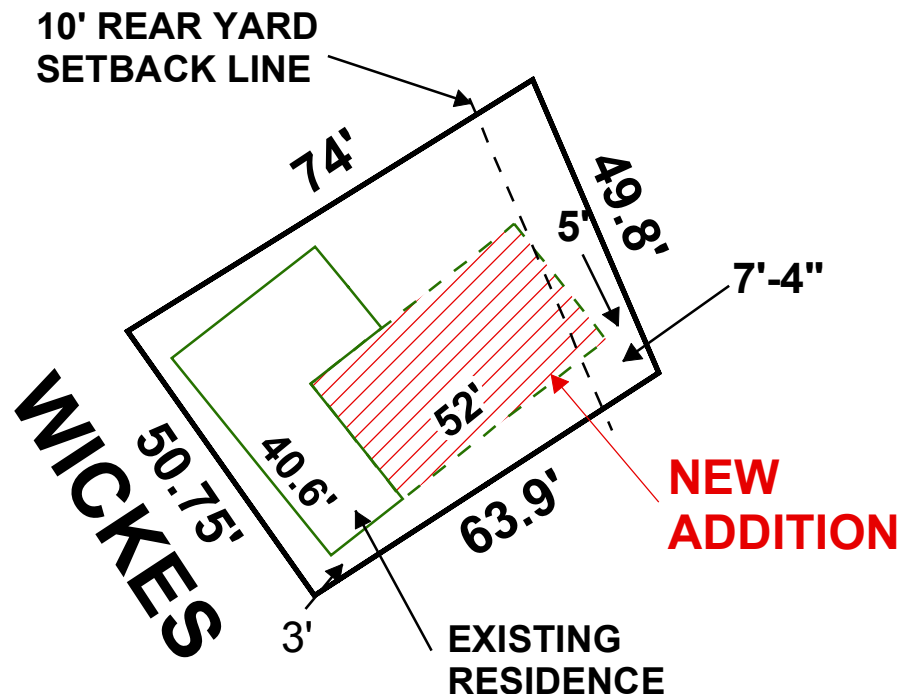
CASE NO. A-03-059

Olga San Miguel represented by Guadalupe T. Garza
W 74' of Lot 1, Block 1, New City Block 942
202 Wickes
Zoned: "RM-4 H" Residential Mix Historic District

The applicant requests a variance to keep an existing structure within the rear yard setback requirement.

The Development Services Department could not issue this permit because of Section 35-310.01(b) of the Unified Development Code (UDC) requires a 10' rear yard setback.

The applicant's proposal is to keep this residential structure with a 5' rear yard setback.



NOT TO SCALE

A-03-059

PLOT PLAN

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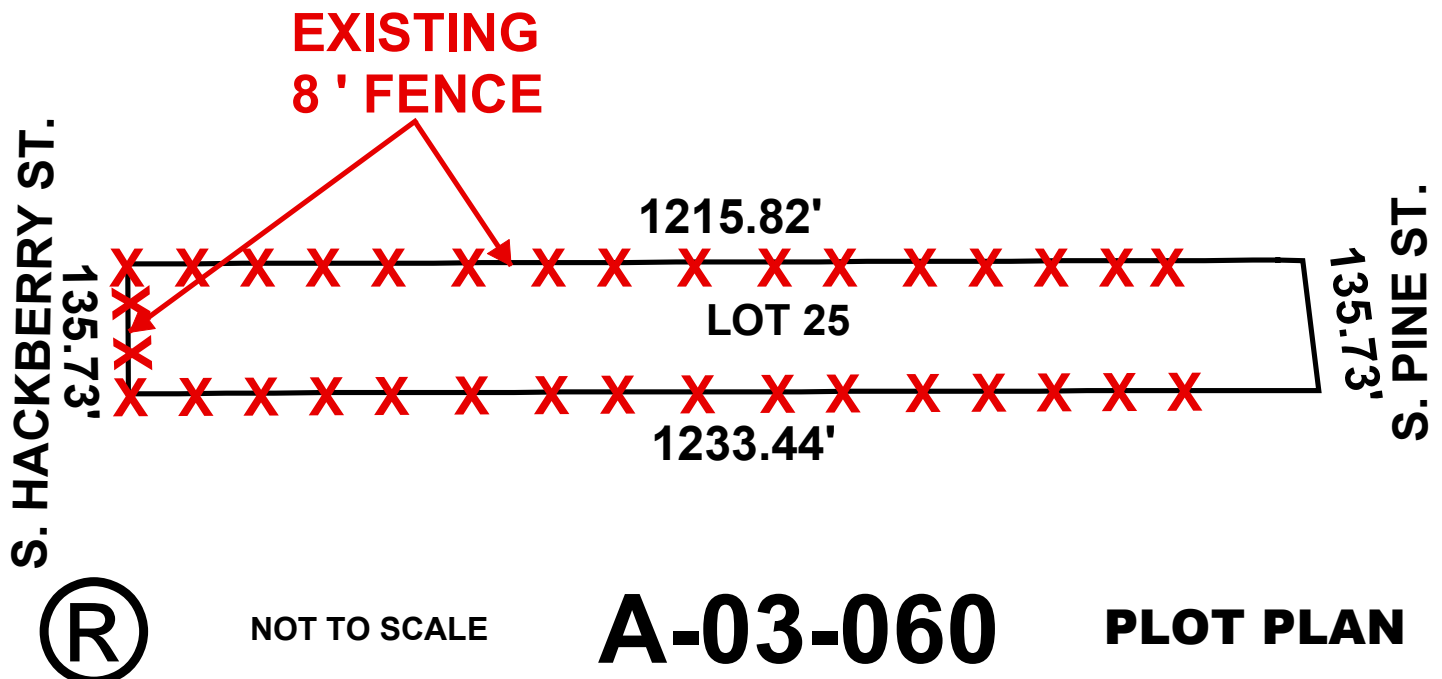
CASE NO. A-03-060

Pax Christi Chapel represented by Ed Horton
Lot 25, New City Block 6952
3311 S. Pine St.
Zoned: "R-4" Residential Single Family District

The applicant requests a variance to keep and erect an 8' fence along the side and rear property line.

The Development Services Department could not issue this permit because of Section 35-514(c)(1) of the Unified Development Code (UDC) requires a 6' fence.

The applicant's proposal is to protect and secure the property and staff of the chapel.



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CASE NO. A-03-061

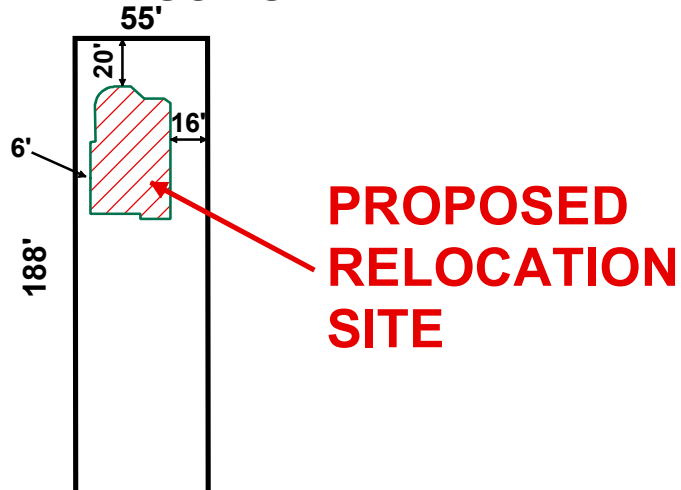
Sharon Daly
Lot 3, New City Block 1263
510-512 E. Carson St.
Zoned: "MF-33" Multi-Family District

The applicant requests a Special Exception to relocate a structure from 237 W. Cevallos to 510-512 E. Carson St.

The Development Services Department could not issue this permit because of Section 35-389 of the Unified Development Code (UDC) requires a Special Exception to move or relocate any structure.

The applicant's proposal is to place a residential structure at this location.

E. CARSON ST.



COLITA ST



NOT TO SCALE

A-03-061

PLOT PLAN

BOARD OF ADJUSTMENT

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CASE NO. A-03-062

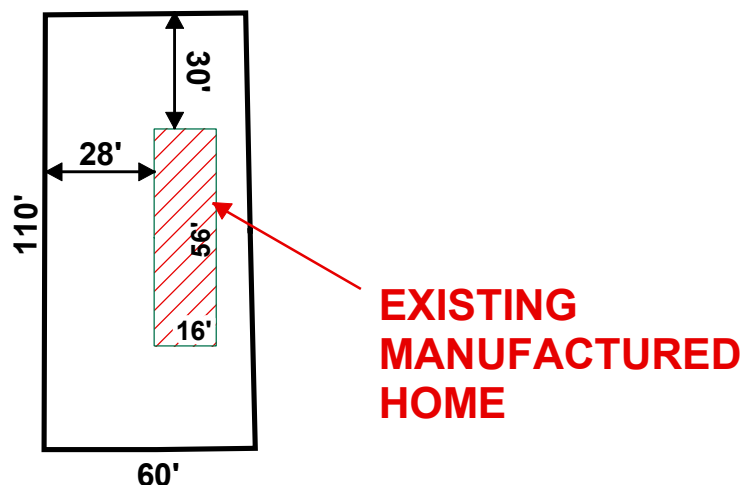
Annette M. Walter
Lot 23, Block 7, New City Block 18444
5510 Elkhunter Trail
Zoned: "MH" Manufactured Housing District

The applicant requests a variance to keep a manufactured home that fails to meet minimum width requirements.

The Development Services Department could not issue a permit because of Section 35-354 (c)(3) of the Unified Development Code (UDC) requires a 20' width

The applicant's proposal is to keep a manufactured home with a width of 16'.

ELKHUNTER TRAIL



NOT TO SCALE

A-03-062

PLOT PLAN